

Impact Study



IMPACT STUDY OF A
PROPOSED MODEL AEROPLANE
FIELD

CHARLOTTE AEROMODELERS, INC.
Morgan Mill Road, Monroe, NC 28110

As of:
April 21, 2025

Date of Report:
April 22, 2025

For:
Charlotte Aeromodelers

By:
Rob Morrison, Appraiser
613 Euclid Street
Monroe, North Carolina 28110



Morrison Appraisal, Inc.

613 Euclid St
Monroe, NC 28110
704-283-2286
704-283-8989 fax

morrisonappraisal@carolina.rr.com

April 22, 2025

W. Scott Gantt RHU GBA CEBS
USI Insurance Services
6100 Fairview Road, 14th Floor
Charlotte, NC 28210

Dear Scott:

As requested, I have studied the property located on Morgan Mill Road in Monroe, NC. The property consists of 6 acres out of 264.62 acres of land. The property is owned by Brice Baucom Farms, Inc. and it is where you plan to develop the site as a model aeroplane field.

Based on the information gathered, it is my opinion that using the site as a model aeroplane field will not injure the value of the abutting or adjoining properties.

If you have any questions please let me know.

Sincerely,

Rob Morrison



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IMPORTANT FACTS AND CONCLUSIONS

Property Location	Morgan Mill Road
Owner	Brice Baucom Farms, Inc.
Tenant	Charlotte Aeromodelers
Date of Study	April 21, 2025
Date of the Report	April 22, 2025
Property Rights Appraised	Fee simple
Zoning	RA-40
Map reference	01-222-002
Legal Description	Book 729 page 204
Land area	6 acres out of 264.62 acres
Description of Improvements	Model Aeroplane Field

INTRODUCTION

The property being studied consists of 6 acres out of 264.62 acres of land where Charlotte Aeromodelers wishes to operate a model aeroplane flying field. The property is located on Morgan Mill Road south of the intersection of Morgan Mill Road and Honey Bee Road. Brice Baucom Farms, Inc. owns the property and will be leasing the site to Charlotte Aeromodelers, Inc. The property can be identified as tax parcel 01-222-002. The use of this property for a model aeroplane field requires a special use permit under the current zoning.

PURPOSE OF THE LAND UTILIZATION STUDY

The purpose of this study is to meet the requirements of Union County for a special use permit. The special use permit is required because the owner wishes to lease the site to a model aeroplane field. The report will address: "The use will not substantially injure the value of the adjoining property."

EFFECTIVE DATE OF THE STUDY

The effective date of this study is April 21, 2025, which is the date of the inspection. The date of the report is April 22, 2025.

SCOPE OF THE APPRAISAL

The scope of the appraisal includes an inspection of the subject property and observation of the surrounding area.

The scope of the appraisal also includes gathering local and regional information on the subject property. Information such as property values, growth rates, supply & demand will be gathered.

Sales adjoining similar sites will be compared to sales in the area that are not influenced by the presence of a model aeroplane field. The analysis will help determine the impact of the planned project on the surrounding area. The search area is expanded to several counties in order to locate similar sites.

TAXES AND ASSESSMENTS

The land and existing improvements are currently valued for tax purposes by the Union County Tax Assessor's Office at \$2,578,700 and this includes 264.62 acres of land. The current tax rate is \$.588 per hundred but will change in July.

HISTORY OF PROPERTY

The current owner has owned the property for many years. Currently, Charlotte Aeromodelers, Inc. plan to lease 6 acres of the site to operate as a model aeroplane field.

UNION COUNTY DATA

Union County is a county of approximately 239,859 people that was established in 1842. Union County is one of the fastest growing counties in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing Monroe is the county seat and has an estimated 35,105 people. Union County is governed by a County Manager-County Commissioner

type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.

UNION COUNTY EDUCATION

Union County has one public school system consisting of 11 senior highs, 9 middle and 30 elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.

HOUSING

The western part of the county is the fastest growing area with many new residential subdivisions being developed. Other parts of the county are starting to show some new growth as the economy recovers.

EMPLOYMENT

A highly diversified industrial base has helped Union County weather fluctuations that inevitably arise during cyclical ups and downs.

State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 2,000 people.

Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern Union County. And a skilled workforce helps industry meet the changing needs.

Monroe is home to over 100 medium to large manufacturing and distribution companies. Global giants such as Goodrich, ATI Allvac, Greiner Bio-One, Tyson Foods, TYCO/Scott Health and Safety, Cyril Bath and BonaKemi USA have substantial operations in Union County.

Union County also has strong international ties. Local developers visit the home office of these multinational companies as often as possible. France-based Turbomeca Manufacturing Inc. located an advanced aerospace manufacturing facility in Monroe after an extensive search for a North American location but the company has moved its operation to another location.

Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.

CONCLUSION

The outlook for Union County should be continued growth as long as the economic conditions remain strong. There is still developable land throughout the county, quality schools, and the low taxes/proximity to Charlotte will continue to bring growth to the area

NEIGHBORHOOD

The subject property is located on Morgan Mill Road approximately 12 miles north of Monroe, NC. There are no established neighborhood boundaries. The general area is built up approximately 50 to 55 percent with the following uses: Single family 50% and Vacant 50%.

The maintenance in the area seems to be adequate and the property compatibility seems to be average. The appeal and the appearance of the properties is also average with the rental demand and development being typical for competing neighborhoods. Access is adequate and police and fire protection are typical for the area.

The neighborhood has a good balance of single family houses and farms and there does not seem to be an oversupply of any particular use. In addition to the residential and farm uses there are scattered commercial uses such as a restaurant and produce stand that are located near the intersection of Morgan Mill Road and Highway 218.

The area is rural and the potential for development, the property values, the vacancy rate, the population trend and employment all seem to be stable. A change in land use seems to be unlikely.

The neighborhood has electricity and telephone service available. All are public utilities. Wells are used for water and septic tanks are used for sewage disposal.

In general, the neighborhood is growing but there is still farming use in the area. There are not any negative neighborhood factors that would affect the values or the marketability of the neighborhood.

SITE

The site contains approximately 6 acres out of a 264.62 acre parcel that is located on Morgan Mill Road. The total acreage is based on the tax map and the 6 acre site was provided by Charlotte Aeromodelers. The site is irregular in shape with rolling topography.

Access is provided by Morgan Mill Road, which is a two lane state maintained road. The 6 acres will have a right of way to Morgan Mill Road.

Utilities that are available to the site include electricity. Wells are used for water and septic tanks are used for sewage disposal.

According to flood map number 3710557100K, the site is not located within a flood area. A soil analysis was not provided.

No survey was provided and it is assumed that there are no adverse easements, encroachment, or conditions that would affect the site.

The tax map is shown below as well as the site plan showing the flying area and safety zones.





Overhead View of New Field Graded



ZONING

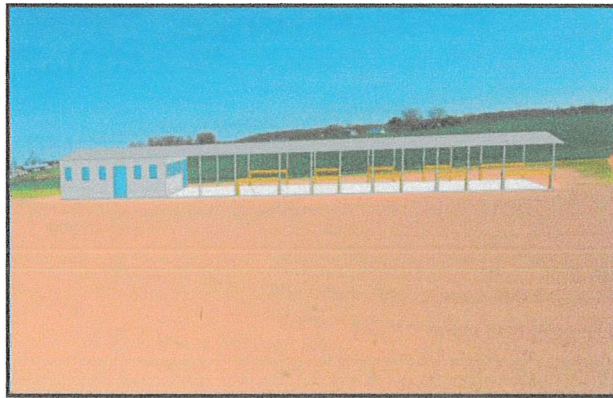
The property is currently zoned RA-40. This district is designed to encourage the perpetuation of agricultural uses and compatible agribusiness uses and to accommodate low density residential development (including most classes of manufactured homes) in areas not experiencing strong growth pressures and not served by public water and sewer.³

The zoning is controlled by Union County and the use for a aeroplane field requires a special use permit.

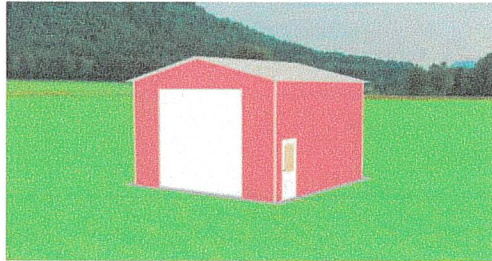
IMPROVEMENTS

The subject is vacant land that consists of open land. The improvements will consist of designated flight stations, event parking, two buildings and a grass runway. The main building will be a 24 x 100 metal shed that will be connected to a 24 x 45 clubhouse. The clubhouse will have restrooms and a kitchen. The other building will be a 25 x 25 metal storage building. There will also be a septic tank and well.

Clubhouse and Shelter



Mower Shed



HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.⁴

The highest and best use of the property will be estimated as vacant and as improved. The four main factors to be considered are:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financially feasible?
- 4) Is the use maximally productive?

The highest and best use of the site will be first estimated as if vacant.

LEGALLY PERMISSIBLE

The legally permitted use includes a wide variety of residential uses and agricultural uses.

PHYSICALLY POSSIBLE

The subject has a useable shape. It has adequate drainage and size to meet most needs. The subject also has average visibility. These physical features would allow a variety of uses to be physically possible.

FINANCIALLY FEASIBLE

The subject is surrounded by a mixture of uses and is located on Morgan Mill Road. The demand for residential use is good at this time. Farming is still very strong in the area.

MAXIMALLY PRODUCTIVE

The final question in the highest and best use analysis is what use is maximally productive for the land. It has been determined that the demand is average for residential use. Farming is still strong in the area. The maximally productive use would be residential use. Therefore, the highest and best use of the site is residential and farm use.

SURROUNDING PROPERTIES

The site is part of a 264.62 acre parcel and it will not touch any other owner's property. The properties listed join the 264.62 acre parcel.

The subject property joins the following properties:

Parcel #	Owner	Acreage	Zoning	Improvements
01-192-008	RSI Investments	88.97	RA-40	Mobile Home & Farm Buildings
08-006-013	Jeffrey Haney	47.12	RA-40	Vacant Land
08-006-013A	Boyce Furr	25.11	RA-40	Single Family House
08-009-011	Bruce Simpson Spratt Family	184.85	RA-40	2 Single Family Houses
01-222-001	Partnership	148.42	RA-40	Vacant Land
01-195-023A	Baucom Investments	23.2	RA-40	Vacant Land
01-195-020	Baucom Investments	82.55	RA-40	Vacant Land

THE EFFECT ON ADJOINING PROPERTY

The improvements to the site will consist of a model aeroplane field. In order to examine the effect on the adjoining properties, existing aeroplane fields were studied in several counties.

Areas Examined

- 1) There is a field on Morgan Mill Road in Union County that has been open for 15 years. This site is the current location of Charlotte Aeromodelers. There have not been any sales that join the site. Charlotte Aeromodelers have been flying at the current location without any complaints from any of the neighbors.
- 2) The site for Po-Boys Proptwisters, which is a model aeroplane field, is located on Poplin Road in Union County. The site consists of 115.61 acres. This site joins Stratford subdivision. 24 new houses that join the site have sold from 2020 to 2024. The sale prices of the houses that join the site is very similar to the other sales in the same neighborhood that do not join the site.

3) Smith Lake Flyers is located off of Smith Lake Road in Stanly County. This field joins the Cabarrus County line. A 1,555 sq. ft. house with 5.2 acres sold for \$305,000 in August of 2021. The price per sq. ft. was \$196.00. This property is approximately 1,500 feet from the landing strip. A similar house sold that was one mile away from the house above sold for \$296,000 in August of 2021. The price per sq. ft. for this house was \$176.00. The two houses were very similar except the first house had a little more land. It does not appear that the location of the airfield affected the sale price.

FINAL CONCLUSION

The subject property will be used as a model aeroplane field. After examining other aeroplane fields, it appears that the sales in other areas are not affected by the location of the fields. After considering other locations it is the appraiser's opinion that the proposed use will not substantially injure the value of the abutting or adjoining property.

Rob Morrison, Appraiser
Home - 815 Bridgewater Drive
Monroe, N. C. 28112
Office - 613 Euclid Street
Monroe, N. C. 28110

NC State Certified General Appraiser #A-400
SC State Certified #CG-2637

EDUCATION

BA Degree - University of North Carolina Charlotte - 1974

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 - Introduction to Appraising Real Property
Society of Real Estate Appraisers - May 1992

Course 201 - Principals of Income Property Appraising - May 1985
Society of Real Estate Appraisers - May 1985

Course 202
Society of Real Estate Appraisers - January 1991

North Carolina State Certification
General Certification - 1990

Course Part A Standards of Professional Practice
Appraisal Institute - 1992

USPAP - Every two years

NC Rules and Appraisal Guidelines
2004

USPAP Update/Appraising Small Subdivisions
2005

APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 - Appraising the Single Family Residence
American Institute of Real Estate Appraisers - 1980

Course 102 - Applied Residential Property Valuation
Society of Real Estate Appraisers - November 1986

Course 1-A1 - Real Estate Principals
American Institute of Real Estate Appraisers - 1987

Course 1-A2 - Basic Valuation Procedures
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal
McKissock Data Systems - June 1997

Fourteen hours of continuing education per year 1998-2020

WORK HISTORY

1985 to Present -	Morrison Appraisal, Inc. - President Real Estate Appraiser - Residential and Non-Residential Fee Panel - FHA
1983 - 1985	Self-Employed as Real Estate Appraiser
1977 - 1985	Real Estate Broker Received Broker License in 1977
1975 - 1977	Real Estate Appraiser for Union County Tax Office

APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

CONTINUING EDUCATION

The appraiser's continuing education is currently complete.

PROFESSIONAL ORGANIZATIONS

National Associations of Realtors
Union County Board of Realtors
Charlotte Commercial Realtors

PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens Bank & Trust
Truist Bank
Whitley Mortgage
State Employees Credit Union
America Bank of the Carolinas
First Bank
Charlotte Metro Federal Credit Union
FHA Approved Appraiser



Fire Department Access Letter



New Salem Volunteer Fire Department
6711 East Highway 218
Marshville, NC 28103
704-385-9619



April 3, 2025

To Whom It May Concern:

This letter serves to confirm that any fire apparatus that may respond to the area/property in question on Morgan Mill Road in the care of Charlotte Aeromodelers, will have no issues accessing the area. The property has been driven, and no issues were noted.

Regards,

Keith Starnes

Keith Starnes

Fire Chief

kstarnes@newsalemvfd

Soil Test

PRELIMINARY SOIL AND SITE EVALUATION

Union County Tax Parcel: 01222002
9509 Morgan Mill Road
Monroe, NC 28110

Prepared For:

Radio Control Airplane Club, the Charlotte Aeromodelers
Attn: Scott Gantt
7105 Fairway Vista Drive
Charlotte, NC 28226

Prepared By:



Thompson Environmental Consulting, Inc.
PO Box 541
Midland, NC 28107

April 11, 2025



INTRODUCTION & SITE DESCRIPTION

This Preliminary Soil and Site Evaluation was performed on an approximate 3-acre portion of a 272-acre tract of land located on 9509 Morgan Mill, Monroe, North Carolina (Union County Tax Parcel: 01222002).

Thompson Environmental Consulting, Inc. (TEC) was retained to determine whether the soils are suitable for onsite subsurface wastewater treatment and disposal. The property was evaluated in accordance with North Carolina statutes for waste disposal (“Laws and Rules for Sewage Treatment and Disposal Systems”, effective September 30, 2024).

INVESTIGATION METHODOLOGY & SITE PHYSICAL CHARACTERISTICS

Individual soil borings were evaluated, and soil color was determined with a Munsell Soil Color Chart. Observations of the landscape (slope, drainage patterns, etc.) as well as soil properties (depth, texture, structure, seasonal wetness, restrictive horizons, etc.) were recorded.

The project study area is currently undeveloped and is being used for agricultural production. Areas within our project study area had been recently graded.

FINDINGS

A field survey was conducted on April 10, 2025. Ten soil borings were advanced with a hand-held auger and locations are noted in the attached Figure 1.

Suitable for Conventional-Type Systems. Soil borings classified as being Suitable for Conventional-Type Systems, which may include Gravel, Accepted, Alternative, Shallow-Placed Systems and Prefabricated Permeable Block Panel Systems, are denoted in the attached Figure as green and orange points. While the particulars and costs between the system types can vary considerably, these are generally the preferred system types. This soil appeared adequate to support a long-term acceptance rate (LTAR) of 0.3 GPD/sq-ft.

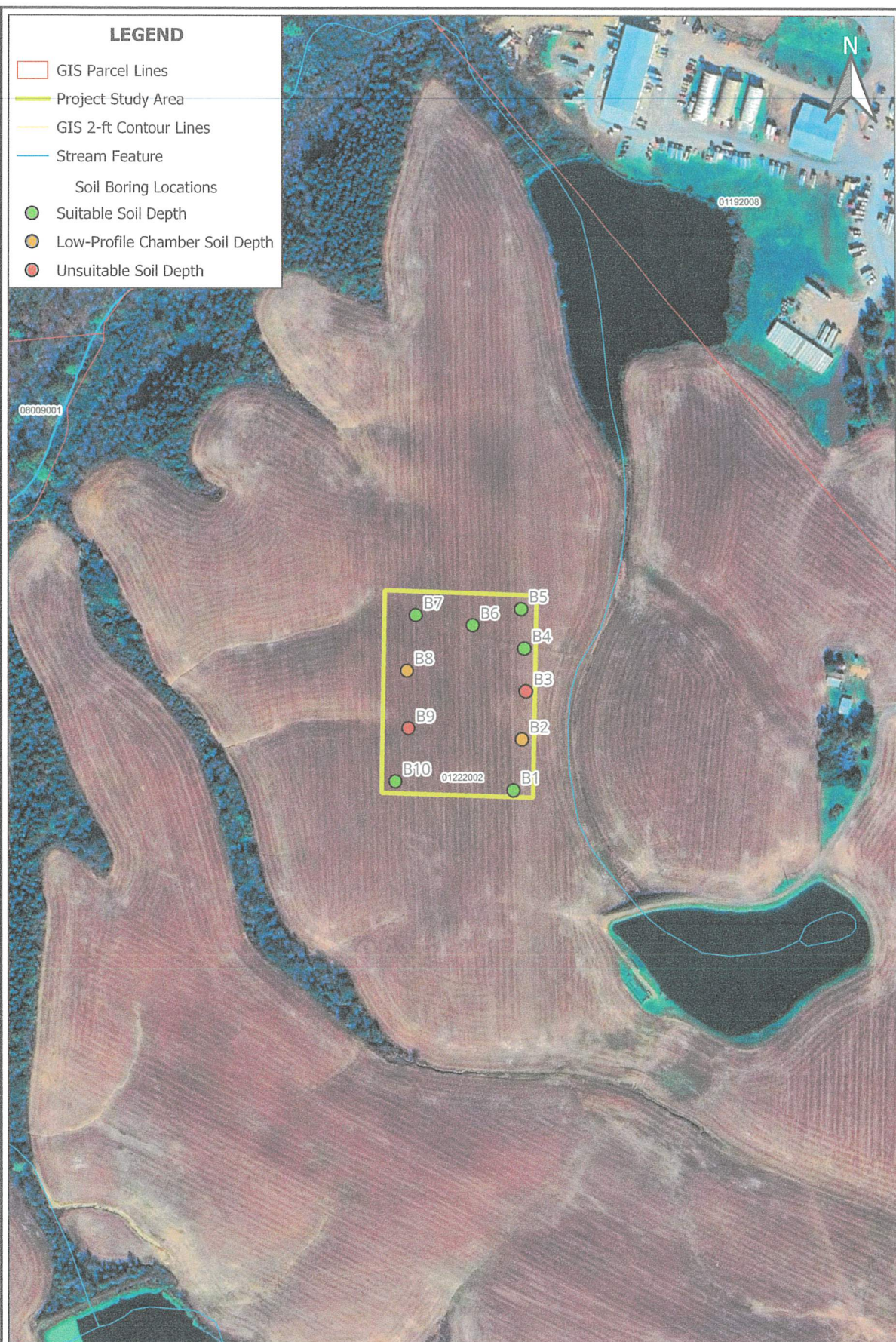
Unsuitable. Soil borings classified as Unsuitable for wastewater treatment and disposal had a restrictive horizon within 12 inches of the ground surface and are depicted in the attached Figure as red points.


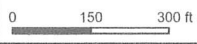
DISCUSSION

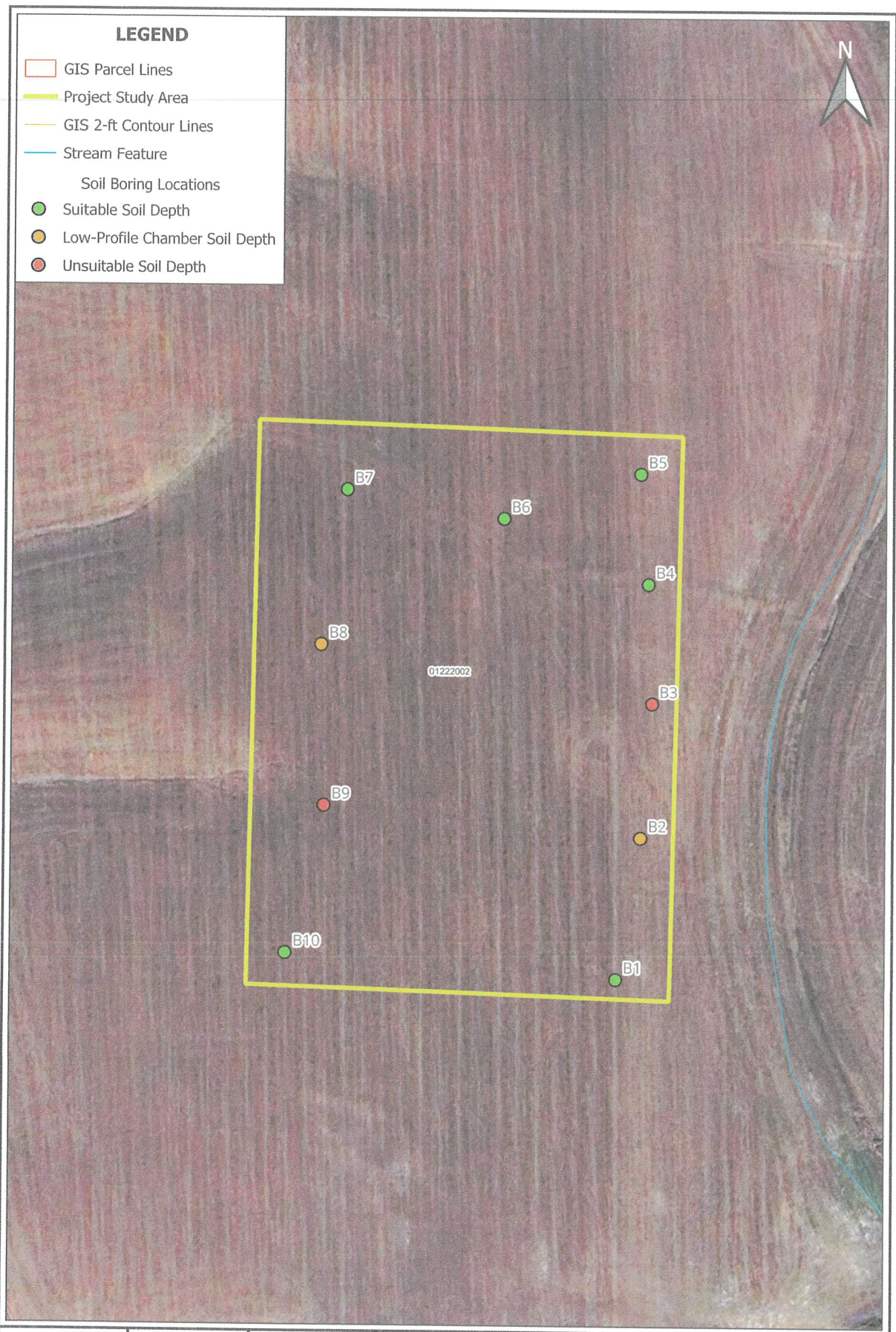
The soils located on the northern end of the project study area “Suitable” for Gravel, Accepted, Shallow Placed, and Prefabricated Permeable Block Panel Systems. It is estimated that approximately 4,500 to square feet of suitable soil area would need to be allocated and left completely available for the installation and required repair area for a conventional-type system serving a 40-person assembly area with a full kitchen.

CONCLUSION

The findings presented herein represent TEC's professional opinion based on our Soil and Site Evaluation and knowledge of the current laws and rules governing on-site wastewater systems in North Carolina. Soils naturally change across a landscape and contain many inclusions. As such, attempts to quantify them are not always precise and exact. Due to this inherent variability of soils and the subjectivity when determining limiting factors, there is no guarantee that a regulating authority will agree with the findings of this report.



	Prepared For: Radio Control Airplane Club, the Charlotte Aeromodelers	<p align="center">Soil and Site Evaluation</p> <p align="center">County Parcel: 01222002 9509 Morgan Mill Road Monroe, NC 28110</p> <p align="center">Union County</p>	Date: April 2025 Scale:  TEC Job #: 25-110	Figure <div>1</div>
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Prepared For:
Radio Control
Airplane Club, the
Charlotte
Aeromodelers

Soil and Site Evaluation

County Parcel: 01222002
9509 Morgan Mill Road
Monroe, NC 28110

Union County

Date:
April 2025

Scale:
0 50 100 ft

TEC Job #:
25-110

Figure
2